

P 21-0140

STAFF USE ONLY

Fee: \$300 **GRANT COUNTY ENVIRONMENTAL CHECKLIST**

For photocopying purposes please fill this form out in black ink or type. Thank you.



A. BACKGROUND

1. Name of proposed project, if applicable: *N/A*
2. Applicant's Name: *Royal Slope Solar LLC*
Address: *1710 29th Street, Suite 1068 Boulder, CO 80301*
Phone number(s) *720.376.8846*
Tax Parcel Number *See Comp. Plan Amendment Application*
Section _____ Township _____ Range _____
3. Contact person/agent (if applicable)
Name: *Bryan Lohoff*
Address: *1710 29th Street, Suite 1068 Boulder, CO 80301*
Phone number(s) *720.376.8846*
4. Date checklist prepared:
5. Agency requesting checklist:
6. Proposed timing or schedule (including phasing, if applicable):
Review is part of Grant County's 2020 annual Amendment cycle.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes explain.
Applicant proposes to rezone parcels as part of a Comprehensive Plan Amendment. This application exclusively addresses a rezone and does not include any new land uses. Applicant does not intend to rezone other properties in the proposal vicinity.
8. List any environmental information you know that has been prepared, or will be prepared, directly related to this proposal.
See Comprehensive Plan Amendment Application Appendices.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes explain.
No.
10. List any government approvals or permits that will be needed for your proposal, if known.
None.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Applicant proposes to change the Agricultural and Rural Remote zoning for 2988 acres to the Rural Resource designation in western Grant County.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Proposal area is located south of Highway 26 and east of Highway 243 in the western portion of the County. See Comprehensive Plan Amendment application and associated Appendices.

TO BE COMPLETED BY APPLICANT:

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site (check one): ☒ flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountains, ☐ other (describe):
The area is largely flat with some cliff features on western portion.
- b. What is the steepest slope on the site (approximate percent of slope)?
There are cliff features with significant slopes.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Please see Geotechnical Report. There is no prime farmland within the identified parcels.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so describe.
There are dune features on the northwest portion of the site. Wind and water erosion can occur in these areas. However, the vast majority of the site is vegetated and/or farmed.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

No project actions are proposed as part of Comp. Plan Amendment. Future land uses must comply with applicable regulations.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No project actions are proposed as part of Comp. Plan Amendment. Future land uses must comply with applicable regulations.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings?).

No project actions are proposed as part of Comp. Plan Amendment. Future land uses must comply with applicable regulations.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

No project actions are proposed as part of Comp. Plan Amendment. Future land uses must comply with applicable regulations.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

No project actions are proposed as part of Comp. Plan Amendment. Future land uses must comply with applicable regulations.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No project actions are proposed as part of Comp. Plan Amendment. Air quality does not affect criteria for the Rural Resource designation.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any.

No project actions are proposed as part of Comp. Plan Amendment. Future land uses must comply with applicable regulations.

3. WATER

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no mapped wetlands or riparian areas within the proposal area. The Columbia River is roughly a quarter mile from the proposal area.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.

No project actions are proposed as part of Comp. Plan Amendment.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No project actions are proposed as part of Comp. Plan Amendment.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No project actions are proposed as part of Comp. Plan Amendment.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No project actions are proposed as part of Comp. Plan Amendment.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No project actions are proposed as part of Comp. Plan Amendment.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No project actions are proposed as part of Comp. Plan Amendment. Future land uses must comply with applicable regulations.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No project actions are proposed as part of Comp. Plan Amendment. Future land uses must comply with applicable regulations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No project actions are proposed as part of Comp. Plan Amendment. Future land uses must comply with applicable regulations.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.

No project actions are proposed as part of Comp. Plan Amendment. Future land uses must comply with applicable regulations.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- | | |
|---|--|
| <input type="checkbox"/> deciduous tree: alder, maple, aspen, other | <input checked="" type="checkbox"/> shrubs |
| <input type="checkbox"/> evergreen tree: fir, cedar, pine, other | <input checked="" type="checkbox"/> grass |
| <input checked="" type="checkbox"/> crop or grain | <input type="checkbox"/> pasture |
| <input type="checkbox"/> wet soil plants: Cattail, buttercup, bullrush, other | |
| <input type="checkbox"/> water plants: water lily, eelgrass, milfoil, other | |
| <input type="checkbox"/> other types of vegetation | |

b. What kind and amount of vegetation will be removed or altered?

No project actions are proposed as part of Comp. Plan Amendment. Future land uses must comply with applicable regulations.

- c. List threatened or endangered species known to be on or near the site.
The site does not overlap with critical habitat for federally-listed threatened or endangered species.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
No project actions are proposed as part of Comp. Plan Amendment. Future land uses must comply with applicable regulations.

5. ANIMALS

- a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:
- | | | | | | |
|----------|--|--------------------------------|----------------------------------|---|---------------------------------|
| Birds: | <input checked="" type="checkbox"/> hawk | <input type="checkbox"/> heron | <input type="checkbox"/> eagle | <input checked="" type="checkbox"/> songbirds | <input type="checkbox"/> other: |
| Mammals: | <input checked="" type="checkbox"/> deer | <input type="checkbox"/> bear | <input type="checkbox"/> elk | <input type="checkbox"/> beaver | <input type="checkbox"/> other: |
| Fish: | <input type="checkbox"/> salmon | <input type="checkbox"/> trout | <input type="checkbox"/> herring | <input type="checkbox"/> shellfish | <input type="checkbox"/> other: |
| | <input type="checkbox"/> bass | | | | |
- b. List any threatened or endangered species known to be on or near the site.
The proposal doesn't overlap with critical habitat for t/e species. Future project actions may require studies.
- c. Is the site part of a migration route? If so, explain.
Main migration corridors in the area are to the south along Crab Creek. Certain bird species may migrate along the Columbia River.
- d. Proposed measures to preserve or enhance wildlife, if any.
No project actions are proposed as part of Comp. Plan Amendment.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
No project actions are proposed as part of Comp. Plan Amendment. Future land uses must comply with applicable regulations.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No project actions are proposed as part of Comp. Plan Amendment. The Rural Resource zone would not impact uses on adjoining properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

No project actions are proposed as part of Comp. Plan Amendment.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No project actions are proposed as part of Comp. Plan Amendment. The Rural Resource zone does not allow for activities that present a hazard to environmental health.

- 1) Describe special emergency services that might be required.

No project actions are proposed as part of Comp. Plan Amendment.

- 2) Proposed measures to reduce or control environmental health hazards, if any.

No project actions are proposed as part of Comp. Plan Amendment. The Rural Resource zone does not increase or change environmental health hazards on the properties.

- b. Noise

- 1) What type of noise exists in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise primarily comes from local and state roads. Noise would not influence the Rural Resource designation.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

No project actions are proposed as part of Comp. Plan Amendment. The Rural Resource zone would allow for ongoing agricultural activities and existing uses.

- 3) Proposed measures to reduce or control noise impacts, if any.

No project actions are proposed as part of Comp. Plan Amendment. The Rural Resource does not authorize uses with significant noise impacts.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?

The property is primarily used for agriculture. Adjacent properties are either left vacant or are irrigated for farming.

- b. Has the site been used for agriculture? If so, describe.
Yes, the site has been used for farming, including alfalfa and mint.
- c. Describe any structures on the site.
There are a few sheds and agricultural structures, primarily on the southeast side of the site.
- d. Will any structure be demolished? If so, what.
No project actions are proposed as part of Comp. Plan Amendment.
- e. What is the current zoning classification of the site?
Rural Remote and Agricultural
- f. What is the current comprehensive plan designation of the site?
Rural Lands - Rural Remote and Resource Lands - Agriculture
- g. If applicable, what is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
No
- i. Approximately how many people would reside or work in the completed project?
No project actions are proposed as part of the Amendment
- j. Approximately how many people would the completed project displace?
The Rural Resource zone would not displace residents.
- k. Proposed measures to avoid or reduce displacement impacts, if any.
No project actions are proposed as part of the Amendment
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
The Rural Resource zone is appropriate since this area targets a natural resource-based economy and is compatible with agriculture.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low- income housing.
None.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing.
No project actions are proposed as part of Comp. Plan Amendment.
- c. Proposed measures to reduce or control housing impacts, if any.
No project actions are proposed as part of Comp. Plan Amendment.

10. AESTHETICS

- a. What is the tallest height of any proposed structures(s), not including antennas; what is the principal exterior building material(s) proposed?
No project actions are proposed as part of Comp. Plan Amendment.
- b. What views in the immediate vicinity would be altered or obstructed?
No project actions are proposed as part of Comp. Plan Amendment.
- c. Proposed measures to reduce or control aesthetic impacts, if any.
No project actions are proposed as part of Comp. Plan Amendment.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
No project actions are proposed as part of Comp. Plan Amendment. Any lighting would be minor agricultural facilities.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No project actions are proposed as part of Comp. Plan Amendment. Any lighting would be minor agricultural facilities.
- c. What existing off-site sources of light or glare may affect your proposal?
None.
- d. Proposed measures to reduce or control light and glare impacts, if any.
No project actions are proposed as part of Comp. Plan Amendment. Any lighting would be minor agricultural facilities and Grant County could direct design features for future projects.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
The area to the south is used for hunting. The Columbia River hosts river-based activities and some camping experiences.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No project actions are proposed as part of Comp. Plan Amendment. The Rural Resource zone would not change activities
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.
No project actions are proposed as part of Comp. Plan Amendment. The Rural Resource zone would not change any recreation activities.

13. HISTORIC AND CULTURAL PRESERVATIONS

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
The project does not overlap with any sites listed on the National Register of Historic Places.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

There are isolated historic resources south of the proposed rezone on land owned by Bureau of Reclamation.

- c. Proposed measures to reduce or control impacts, if any.

No project actions are proposed as part of Comp. Plan Amendment.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is bordered by 243 and 26 with access from both. Routes will be unchanged following rezone.

- b. Is site currently served by public transit? If not, what is the approximate distance to the existing street system? Show on site plans, if any.

No. Site is bordered by 243 and 26.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

No project actions are proposed as part of Comp. Plan Amendment.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No project actions are proposed as part of Comp. Plan Amendment. Roads network will not change.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No project actions are proposed as part of Comp. Plan Amendment.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

No project actions are proposed as part of Comp. Plan Amendment. There are no major differences between land use designations; no changes to vehicular trips will result.

- g. Proposed measures to reduce or control transportation impacts, if any.

No project actions are proposed as part of Comp. Plan Amendment. No transportation measures are proposed.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No project actions are proposed as part of Comp. Plan Amendment.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

No project actions are proposed as part of Comp. Plan Amendment.

16. UTILITIES

- a. Check utilities currently available at the site: ☒ electricity, ☐ natural gas, ☒ water, ☐ refuse service, ☐ telephone, ☐ sanitary sewer, ☐ septic system, ☐ other:

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No project actions are proposed as part of Comp. Plan Amendment. Existing utilities are provided by Grant PUD.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Date Submitted: _____

Signature: _____

TO BE COMPLETED BY APPLICANT

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1) How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal would not likely increase pollutants or hazardous substances. There are few new authorized uses. Development standards are compatible with existing uses. Any environmental impacts would likely be considered at the project-level.

Proposed measures to avoid or reduce such increases are:

The Conditional Use Permit process provides a platform for minimizing impacts from individual projects.

- 2) How would the proposal be likely to affect plants, animals, fish, or marine life?

The Rural Resource zone would not likely not alter existing land uses on the property and therefore, would not affect plants, animals, fish, or marine life in a substantive way.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The Conditional Use Permit process provides a platform for minimizing impacts from individual projects.

- 3) How would the proposal be likely to deplete energy or natural resources?

The rezone likely would not deplete natural resources.

Proposed measures to protect such resources to avoid or reduce impacts are:

Resource protections for projects in the Rural Resource zone are best applied at the Conditional Use Permit stage.

- 4) How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

The proposal would not impact government-protected resource or areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Resource protections for projects in the Rural Resource zone are best applied at the Conditional Use Permit stage.

- 5) How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal does not overlap with Shoreline Management Areas. Authorized uses are similar to those allowed under existing zones.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None.

- 6) How would the proposal be likely to increase demands on transportation or public services and utilities?

The Rural Resource zone does not authorize uses that would increase demands on transportation, public services, or utilities.

Proposed measures to reduce or respond to such demand(s) are:

None.

- 7) Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflict has been identified.